

APPROVED APRIL 13, 2005



**MINUTES
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
MARCH 9, 2005**

PRESENT: David Gulino, Chairman
David Barnett, Commissioner
James Heitel, Commissioner
Eric Hess, Commissioner
Jeffrey Schwartz, Commissioner
Steven Steinke, Commissioner

ABSENT: Steve Steinberg, Vice Chairman

STAFF: Kurt Jones
Bill Verschuren
Al Ward

CALL TO ORDER

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Gulino at 5:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

February 23, 2005

APPROVED

COMMISSIONER BARNETT MADE A MOTION TO APPROVE THE FEBRUARY 23, 2005 MINUTES AS PRESENTED. SECOND BY COMMISSIONER STEINKE.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

EXPEDITED AGENDA

1-UP-2005 (Corporate Gourmet) request by owner for a conditional use permit for food processing and preparation in 18,000 +/- square feet of an existing 60,000 square feet building located at 7621 E. Gray Road with Industrial Park (I-1) zoning.

18-AB-2004 (Cantabrica Abandonment) request by owner to abandon the south 20 feet of a 55 foot wide half street roadway and public utility easement along Jomax Road east of 118th Street.

52-ZN-1997#3 (X Lofts) request by owner to rezone from Highway Commercial District, Downtown Overlay (C-3 DO) to Downtown/Office Commercial Type 2 District, Downtown Overlay (D/OC-2 DO) plan/stipulations from case 52-ZN-1997#2 on a 1.28 +/- acre parcel located at 7116 and 7126 E. Osborn Road.

(COMMISSIONER SCHWARTZ DECLARED A CONFLICT ON CASE 52-ZN-1997#3 AND DID NOT PARTICIPATE IN THE VOTE.)

COMMISSIONER HEITEL MOVED TO CONTINUE CASE 52-ZN-1997#3 TO THE APRIL 13, 2005 PLANNING COMMISSION MEETING. SECOND BY BARNETT.

THE MOTION PASSED BY A VOTE OF FIVE (5) TO ZERO (0) WITH COMMISSIONER SCHWARTZ ABSTAINING.

COMMISSIONER BARNETT stated he had a couple of questions on case 1-UP-2005 and staff was going to discuss them with the applicant. Mr. Jones reported the applicant is not here. Staff talked about adding some stipulations by recommendation of the Planning Commission and if the applicant does not show up we can talk to him post the Commission's decision. Staff is recommending:

- ◆ A revised landscape plan submitted that increases the mature vegetation within the 60-foot buffer to return to either a DRB study session or Planning Development Services staff approval.
- ◆ Add two foot of masonry block wall on the south side of the property.
- ◆ Add a timing stipulation.

COMMISSIONER BARNETT expressed his concern regarding adding a timing stipulation because of the type of business noting that he would not want to restrict the business too much. He inquired if the Commission could place a restriction on the time but if it ends up restricting the business too much could staff change the stipulation. Mr. Jones replied the Commission's recommendation is that a recommendation. If there is issue of time that we can discuss with the applicant that is different from your recommendation we will put it in the report and decide how to formulate the stipulation from there and then let the City Council decide.

COMMISSIONER HEITEL inquired when the neighbors were noticed if they were aware, this was going to be a high traffic area for trucks or were they just noticed it was a food prep area. Mr. Jones replied the City sent out postcards that identified the actual use. The notice did not let them know specific trip numbers or anything like that. He reported staff has not heard anything regarding traffic.

COMMISSIONER BARNETT MOVED TO FORWARD CASE 1-UP-2005 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA. AND WITH THREE ADDITIONAL STIPULATIONS:

- 1) **AN ADDITIONAL OF TWO FEET BLOCK WALL TO THE REAR WALL ON THE SOUTH SIDE OF THE PROJECT BETWEEN THE NEIGHBORHOOD AND INDUSTRIAL PARK.**
- 2) **SOME ADDITIONAL MATURE LANDSCAPING IN THE 60-FOOT BUFFER.**
- 3) **A TIME RESTRICTION FROM 5:00 A.M. TO 8:00 P.M.**

SECOND BY COMMISSIONER SCHWARTZ.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

COMMISSIONER SCHWARTZ MOVED TO FORWARD CASE 18-AB-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. SECOND BY COMMISSIONER BARNETT.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEM

Update on the ASU-Scottsdale Center for New Technology and Innovation (26-ZN-2004)

CHAIRMAN GULINO stated this item has been continued to the April 13, 2005 study session.

MR. JONES announced that the March 23, 2005 Planning Commission meeting has been canceled.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at approximately 5:15 p.m.

Respectfully Submitted,

"For the Record " Court Reporters